

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Howard M. Ehrenberg (CA Bar No. 125527) Marcus A. Tompkins (CA Bar No. 190922) <b>SulmeyerKupetz,</b> A Professional Corporation 333 South Hope Street, Thirty-Fifth Floor Los Angeles, California 90071-1406 Telephone: 213.626.2311 Facsimile: 213.629.4520	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re:  YI RU JENNIFER PAI, aka Jennifer Pai, fka Yi Ru Chao, f/a/w International of Jennifer Jewelry Corporation, f/a/w Star Jennifer of America,  <div style="text-align: right;">Debtor(s).</div>	CASE NO. 2:07-bk-15062-VZ

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> February 26, 2008	<b>Time:</b> 11:00 a.m.
<b>Location:</b> Courtroom 1368, 255 East Temple St., Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private Last date to file objections: February 12, 2008

Description of Property to be Sold: Single family residence located at 27108 Diamondhead Lane, Rancho Palos Verdes, California 90275, APN 7586-005-013 (the "Property")

Terms and Conditions of Sale: The Property shall be sold "as is," with no representations or warranties. The sale shall also be sold free and clear of liens and other interests (with certain exceptions, e.g. the sale shall be subject to conditions, restrictions and public utility easements of record, if any; and real property taxes that are not yet due and payable). The complete sale terms and conditions are set forth in the California Residential Purchase Agreement and Joint Escrow Instructions, and the Seller's Addendum thereto (together, the "Purchase Agreement"), a copy of which may be obtained from the contact person listed below. The sale is subject to Court approval and overbid as described below.

**Proposed Sale Price:** \$1,360,000

**Overbid Procedure (If Any):** **Eligibility/Qualifications to Make Competing Bids:** An overbid will be permitted only if, before the hearing, the bidder has tendered (1) a \$200,000 deposit by cashier's check payable to "Elissa D. Miller, Chapter 7 Trustee," and (2) evidence satisfactory to the Trustee that the bidder has the financial means to pay the balance of the purchase price (such as a letter from a lender indicating that the bidder has been pre-approved for a loan, or a current bank statement or financial statement). One-half of the deposit (i.e. \$100,000) shall be non-refundable and forfeited to the Trustee if the bidder is the prevailing bidder but fails to close the sale within three calendar days after the date the Court enters an order approving the sale (subject to any extensions of time granted by the Trustee in writing, and subject to any 10 day stay required by bankruptcy law and/or ), for any reason other than a material breach by the Trustee. **Terms of Bids:** The first overbid should be for at least \$1,365,000, and subsequent overbids should be in increments of at least \$2,000. Also, other than purchase price and finance terms, all bidders must stipulate to be bound by the same terms as the Proposed Buyer, which terms are stated in the Purchase Agreement between the Trustee and Proposed Buyer, a copy of which may be obtained from the contact person listed below.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: See above.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Elissa D. Miller, Chapter 7 Trustee

Sulmeyer Kupetz, a Professional Corporation

333 South Hope St., 35<sup>th</sup> Floor

Los Angeles, California 90071

Tel: 213.626.2311 Fax: 213.629.4520

Date: 1/31/2008